

MODERN AFFORDABLE LIVING

- IN ST. CATHARINES -



SELLING IN THE

\$400,000's

PRESENTATION
CENTRE

COMING
SOON!

90 St. Paul Street West,
St. Catharines
Open Sat & Sun 1-4



Floors	Units	Exposure	Size sqft	Beds	Baths	Price *	Condo Fee
1	101, 102	South	918 – 921	2	2	\$449,900	\$0.28-0.30/sqft
2	203, 204	North	984 – 989	2	2	\$449,900	\$0.28-0.30/sqft
2	201, 202	South	918 – 921	2	2	\$449,900	\$0.28-0.30/sqft
3	303, 304	North	984 – 989	2	2	\$469,900	\$0.28-0.30/sqft
3	301, 302	South	918 – 921	2	2	\$469,900	\$0.28-0.30/sqft
4	403, 404	North	984 – 989	2	2	\$469,900	\$0.28-0.30/sqft
4	401, 402	South	918 – 921	2	2	\$469,900	\$0.28-0.30/sqft

CONTACT INFO

RE/MAX Garden City Realty Inc. Brokerage
James Britton Cell: 905-984-7711
Lianne Ottaviano Cell: 905-964-0093

Revel Realty Inc. Brokerage
Chad Gale
Cell: 905-932-7907



1 DEXTER

FEATURES & FINISHES

- Each Unit Comes with ONE Parking Space -

Modern and Stylish Interior & Exterior

- Unique, architecturally enhanced exterior made of beautifully selected brick, stone, stucco, & siding
- Lush landscaping, shrubbery and fully sodded yard as per landscape plan
- Sprinkler system – keeping the grass green!
- Asphalt driveways and concrete pathways to front
- Terraces complete with aluminum railing and glass panels
- Snow removal in winter months
- All units to be certified Energystar®
- Energystar® qualified windows with Low E argon glass and screens as applicable
- High-efficiency furnace with programmable thermostat
- High-efficiency gas hot water heater
- Spray foam all window & door frames
- Energystar® qualified Heat Recovery Ventilator (HRV unit) Electrical & Mechanical
- Smoke, carbon monoxide and heat detectors provided in all suites
- Telephone outlets (1) and cable TV outlets (2) included
- Public address system for resident's security and safety for monthly fire drills.
- Pre-wired telephone, cable television and communication outlets. Category 5e (or better) telephone wiring to all telephone outlets. RG-6 coaxial cable to all cable television outlets. Each cable television and telephone outlet connects directly to the suite network centre.
- Elevator servicing all levels

Modern Luxury Interiors

- 9' ceilings throughout all living spaces
- Solid core entry door with privacy viewer
- Coordinated 4 ½" baseboards and 2 ¾" door casings throughout, finished with classic satin, low-emission enamel paint
- Smooth drywall painted ceilings in all areas
- Beautiful floors throughout main and bedroom living spaces***
- Schlage levers with backplate***
- Convenient laundry location (as per plan)
- Security System rough-in
- All living areas, kitchen, and bathrooms walls finished with classic satin, low-emission, enamel paint
- Slab style bathroom, closet and washer/dryer doors
- Stacked washer and dryer
- Individually controlled heating and air conditioning systems
- 100 amp electrical with individual electrical panel with circuit breakers in each suite
- 6 interior LED pot lights and white decora style receptacles and switches throughout

Sleek Gourmet Kitchens

- Customized kitchen cabinetry to suit your lifestyle, selections of painted, maple or oak finished***
- Spacious designer approved kitchen layout with pot & pan drawers and abundance of storage
- Eat-in kitchen island with double bowl under mount stainless sink and pull-down designer faucet***
- Soft-close doors and full-extension drawers
- 30" upper cabinets
- Standard countertops***
- Crown moulding and light valance***
- 30" hood fan space or over the range microwave option
- Gas line included for stove (optional)
- Water line included for fridge (optional)
- Dishwasher rough-in
- 2 pendant lights included over island***
- USB outlet conveniently located in Island

Spa-Inspired Bathrooms

- Customized cabinetry to suit your lifestyle, selections of painted, maple or oak finished***
- Glass & tile walk-in shower with spa like Rainhead and custom bottle niche (built in) ***
- Stunning selections of 12" x 24" porcelain or ceramic for bathrooms & laundry***
- Tile installed complete with Ditra XL membrane system
- Soft close doors
- Comfort height cabinetry
- Standard countertops***
- Modern faucets throughout***
- Master Ensuite includes under mount sink and Designer faucets***
- Upgraded right height toilets
- Custom floating vanity mirrors to match width of vanity
- Main bath to include 5' tub & shower with molded seat & accessory shelf

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Building Amenities

- Party room with kitchenette
- Outdoor terrace for BBQing
- 1 parking spot per unit
- Visitors parking
- Bike racks
- Electric Car Charging
- Bus Stops in front of the building

Added Features with R.O. Beam Construction

- Experience our one-on-one design approach with your personal Design Consultant to guide you every step of the way
- Personal appointments with our kitchen and bathroom cabinet designer and interior design consultant to help you with picking your finishes
- Pre-delivery Inspection prior to key delivery
- Tarion Warranty Corporation New Home Warranty Protection



1 DEXTER



Floorplans may change with elevation, artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor at construction of the Dwelling, and site conditions. All details, dimensions, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control Architect, in their sole and unfettered discretion at any time without notice. Actual usable floor space may vary from stated floor area. Individual room dimensions may vary. Features identified as "Optional" or "Opt" are at additional cost and may not be available based on the stage of construction of the home. The location of fixtures such as electrical panels, hot water tanks, sump pumps or furnaces may change due to site conditions or engineering requirements. *** denotes as per builders' selections, availability and space.

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